

ZBA
RESOLUTIONS
MARCH 19, 2021

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

MINUTES OF MEETING:

March 19, 2021

Cal. No. 8-20-S

The Applicant Ruben Salgado dba 4630 W. Augusta Inc. presented a written request for an extension of time in which to establish a small venue (banquet hall) on the second floor of an existing two-story building at the subject property 4630 W. Augusta Boulevard. The special use was approved on January 17, 2020 in Cal. No. 8-20-S.

The Applicant's representative, Dean Maragos stated that the Applicant was in the process of obtaining the permits for renovations to the subject property. However, in the last year, this process has been slowed by the pandemic quarantine restrictions for both businesses and government offices.

Chairman Knudsen moved the request be granted and the time for obtaining the necessary permits be extended to February 25, 2022.

THE VOTE

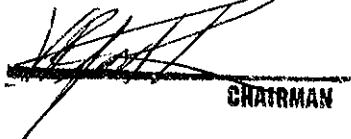
APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

MINUTES OF MEETING:

March 19, 2021

Cal. No. 64-20-S

The Applicant El Expreso Group, LLC presented a written request for an extension of time in which to establish a Bus turn around (Major Utility) at the subject property 3501 S. California Avenue. The special use was approved on January 17, 2020 in Cal. No. 64-20-S.

The Applicant's representative, Mark Kupiec stated that the Applicant was in the process of obtaining the permits for renovations to the subject property. However, in the last year, this process has been slowed by the pandemic quarantine restrictions for both businesses and government offices.

Prior to the March 19, 2021 Hearing, Mark Kupiec announced that the Applicant was able to obtain the necessary permits and withdrew the request for an extension of time.

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Saul Valdivia

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

PREMISES AFFECTED: 11044 S. Avenue F

CAL NO.: 92-21-Z

MINUTES OF MEETING:
March 19, 2021

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.68' to 20.19' for a proposed rear two-story addition with an attached two car garage.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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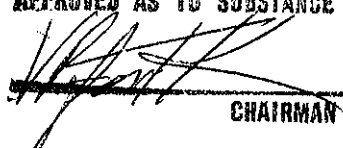
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 20.19' for a proposed rear two-story addition with an attached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Batter & Berries, LLC

CAL NO.: 93-21-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5924 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to serve a proposed restaurant with an outdoor patio that is within 125' of a residential zoning district.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license to serve a proposed restaurant with an outdoor patio that is within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Supreme Cuts Barber Studio PLLC

Cal. No.94-21-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:

APPEARANCE AGAINST: None

March 19, 2021

PREMISES AFFECTED: 13256 S. Brandon Avenue

NATURE OF REQUEST: Application for a special use to establish a hair salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Rachel and Daniel Sandler

CAL NO.: 95-21-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1957 N. Wilmot Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28' to 22.5', north side setback from 2' to zero (south to be zero), combined side setback from 4' to zero, rear setback from the garage to the rear property line/ alley from 2' to 1' for a proposed detached two car garage with roof deck, access stair and access bridge.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 22.5', north side setback to zero (south to be zero), combined side setback to zero, rear setback from the garage to the rear property line/ alley to 1' for a proposed detached two car garage with roof deck, access stair and access bridge; an additional variation was granted to the subject property in Cal. No. 96-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Rachel and Daniel Sandler

CAL NO.: 96-21-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1957 N. Wilmot Avenue

NATURE OF REQUEST: Application for a variation to relocate the required 130 square feet of rear yard open space to a proposed garage roof deck with access stair and access bridge from the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 130 square feet of rear yard open space to a proposed garage roof deck with access stair and access bridge from the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 95-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: ZSD Madar, LLC

CAL NO.: 97-21-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6 N. Carpenter Street

NATURE OF REQUEST: Application for a variation to reduce the required off-street loading spaces from one to zero for a proposed six-story, thirteen dwelling unit building with ground floor commercial use and twenty-four parking spaces.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required off-street loading spaces to zero for a proposed six-story, thirteen dwelling unit building with ground floor commercial use and twenty-four parking spaces; a special use was approved for the subject property in Cal. No. 49-21-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: ZSD Madar, LLC

CAL NO.: 49-21-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6 N. Carpenter Street

NATURE OF REQUEST: Application for a special use to establish a six-story, thirteen dwelling unit building with commercial use under 20% of the lot area on the ground floor.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

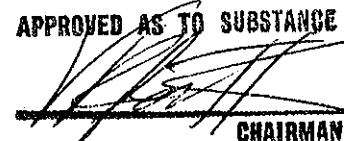
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a six-story, thirteen dwelling unit building with commercial use under 20% of the lot area on the ground floor; a variation was also granted to the subject property in Cal. No. 97-21-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated March 8, 2021, prepared by SGW Architecture and Design.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

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APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 3244-50 West Bryn Mawr, LLC

CAL NO.: 98-21-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
March 19, 2021

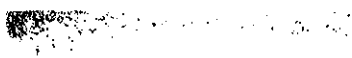
APPEARANCE AGAINST: None

PREMISES AFFECTED: 3244-50 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floor containing dwelling units from 30' to 3' for a proposed five-story, thirty dwelling unit building with roof top stairway and elevator enclosure, roof deck and attached thirty-car garage with ground floor commercial use.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



APR 19 2021

CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback on floor containing dwelling units to 3' for a proposed five-story, thirty dwelling unit building with roof top stairway and elevator enclosure, roof deck and attached thirty-car garage with ground floor commercial use; an additional variation was granted to the subject property in Cal. No. 99-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North La Salle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 3244-50 West Bryn Mawr, LLC

CAL NO.: 99-21-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3244-50 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation to reduce the loading requirements from one stall to zero for a proposed five-story thirty dwelling unit building with roof top stairway and elevator enclosure, roof deck and an attached thirty-car garage with ground floor commercial use.

ACTION OF BOARD - VARIATION GRANTED**THE VOTE**

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the loading requirements to zero for a proposed five-story thirty dwelling unit building with roof top stairway and elevator enclosure, roof deck and an attached thirty-car garage with ground floor commercial use; an additional variation was granted to the subject property in Cal. No. 98-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Shorewind Towers and Court, LLC **CAL NO.:** 100-21-S

APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
March 19, 2021

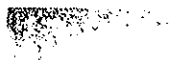
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2344 E. 70th Place

NATURE OF REQUEST: Application for a special use to establish a forty-eight stall accessory parking lot to satisfy the twelve required accessory parking spaces and thirty-six non-accessory stalls for the conversion of the sixteen-story, one hundred seventy-eight dwelling unit building to a one hundred ninety dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a forty-eight stall accessory parking lot to satisfy the twelve required accessory parking spaces and thirty-six non-accessory stalls for the conversion of the sixteen-story, one hundred seventy-eight dwelling unit building to a one hundred ninety dwelling unit building; a variation was also granted to the subject property in Cal. No. 101-21-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated December 15, 2020, prepared by DGP Architecture.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19/2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Shorewind Towers and Court

CAL NO.: 101-21-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2344 E. 70th Place

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 7', easy side setback from 5' to 1.96' (west to be 7'), combined side setback from 10' to 8.96' to expand the existing parking lot to a forty-eight-parking space lot to serve the existing sixteen-story, one hundred seventy-eight dwelling unit building to a one hundred ninety dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 7', easy side setback to 1.96' (west to be 7'), combined side setback to 8.96' to expand the existing parking lot to a forty-eight-parking space lot to serve the existing sixteen-story, one hundred seventy-eight dwelling unit building to a one hundred ninety dwelling unit building; a special use was also approved for the subject property in Cal. No. 100-21-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: MK Construction & Builders Inc.

CAL NO.: 102-21-Z

APPEARANCE FOR: Fred Agustin

MINUTES OF MEETING:
March 19, 2021

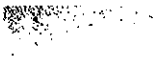
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2344 W. Medill Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28' to 20' for a proposed two-story, single family residence with open metal deck and detached two-car garage with roof decks and access stair in rear.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



APR 19 2021

CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 20' for a proposed two-story, single family residence with open metal deck and detached two-car garage with roof decks and access stair in rear; an additional variation was granted to the subject property in Cal. No. 103-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPLICANT: MK Construction & Builders Inc.

CAL NO.: 103-21-Z

APPEARANCE FOR: Fred Agustin

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2344 W. Medill Avenue

NATURE OF REQUEST: Application for a variation to relocate the rear yard open space of 225 square feet / 15' minimum side length to a garage roof deck for a proposed two-story, single family residence with open metal deck and detached two-car garage with roof deck access stair in rear.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the rear yard open space of 225 square feet / 15' minimum side length to a garage roof deck for a proposed two-story, single family residence with open metal deck and detached two-car garage with roof deck access stair in rear; an additional variation was granted to the subject property in Cal. No. 102-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 955 Grand Adventures, LLC

CAL NO.: 104-21-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 955 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear south setback from 50' to 6.31', east side setback from 5' to 3' for a proposed four-story addition to an existing private school.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear south setback to 6.31', east side setback to 3' for a proposed four-story addition to an existing private school; an additional variation was granted to the subject property in Cal. No. 105-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.
*Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 955 Grand Adventures, LLC

CAL NO.: 105-21-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 955 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to eliminate the required 10' x 50' loading berth to serve an existing private school with a proposed four-story addition to an existing private school.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the required 10' x 50' loading berth to serve an existing private school with a proposed four-story addition to an existing private school; an additional variation was granted to the subject property in Cal. No. 104-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 3308 W. Montrose, LLC

CAL NO.: 107-21-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3010 W. Montrose

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with a detached six car garage with roof deck and rear access bridge.

ACTION OF BOARD - Continued to April 16, 2021

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 3308 W. Montrose, LLC

CAL NO.: 108-21-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3010 W. Montrose

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six car garage with roof deck and rear access bridge.

ACTION OF BOARD - Continued to April 16, 2021

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 3308 W. Montrose, LLC

CAL NO.: 109-21-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3014 W. Montrose

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with detached six car garage with roof deck and rear access bridge.

ACTION OF BOARD - Continued to April 16, 2021


THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 3308 W. Montrose, LLC

CAL NO.: 110-21-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3014 W. Montrose

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six-car garage with roof deck and rear access bridge.

ACTION OF BOARD - Continued to April 16, 2021

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Christian Health Center

CAL NO.: 111-21-Z

APPEARANCE FOR: Richard Baker

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2345-59 S. Christiana Avenue

NATURE OF REQUEST: Application for a variation to establish a 10% increase to the maximum gross floor area of any commercial establishment to allow the expansion of an existing accessory health care center to 5,493* square feet within an existing high school.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a 10% increase to the maximum gross floor area of any commercial establishment to allow the expansion of an existing accessory health care center to 5,493* square feet within an existing high school; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19/21, 2021.
*Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Chicago Board of Education

CAL NO.: 112-21-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6631 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation to allow a permitted non-residential use in a residential district to exceed the allowable floor area with a proposed three-story addition (1,443 square feet) to the existing three-story high school.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow a permitted non-residential use in a residential district to exceed the allowable floor area with a proposed three-story addition (1,443 square feet) to the existing three-story high school; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Uptown Covenant Church

CAL NO.: 113-21-S

APPEARANCE FOR: E. Daniel Box

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4612 N. Clifton Avenue

NATURE OF REQUEST: Application for a special use to establish a religious assembly in an existing three-story mixed-use building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN

ZURICH ESPOSITO

BRIAN H. SANCHEZ

JOLENE SAUL

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a religious assembly in an existing three-story mixed-use building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated December 18, 2020, prepared by Axiom Design.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: CS One Real Estate Inc.

CAL NO.: 114-21-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3947 S. Kedzie Avenue

NATURE OF REQUEST: Application for a special use to establish a one-story addition onto an existing one-story retail building located on a lot that contains an existing three pump gas station.

ACTION OF BOARD – Continued to April 16, 2021

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 2141 West Belmont, LLC

CAL NO.: 116-21-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2141 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed four-story, three dwelling unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated March 18, 2021, prepared by Hanna Architects.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 3055 Lincoln Salon, LLC dba Metro Salon Suites

CAL NO.: 117-21-S

APPEARANCE FOR: E. Daniel Box

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3055 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use to establish a hair / nail salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair / nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Invisionit LR Inc. dba Flamant Nail Boutique

CAL NO.: 118-21-S

APPEARANCE FOR: E. Daniel Box

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2703 N. Halsted Street

NATURE OF REQUEST: Application for a special use to establish a nail salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 3300 Irving Construction, Inc.

CAL NO.: 119-21-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3320 W. Irving Park Road

NATURE OF REQUEST: Application for a special use to convert an existing four-story, four dwelling unit building to a five dwelling unit building by converting the basement to a dwelling unit.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert an existing four-story, four dwelling unit building to a five dwelling unit building by converting the basement to a dwelling unit; a related special use to the subject property was approved in Cal. No. 120-21-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated September 2, 2020, prepared by Michael J. Leary Architect, and the required parking space is provide in the adjacent 3300 W. Irving Park Road building, pursuant to ZBA#120-21-S.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19/2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 3300 Irving Construction, Inc. **CAL NO.:** 120-21-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3300 W. Irving Park Road

NATURE OF REQUEST: Application for a special use to establish one off-site parking space to serve the existing four-story, four dwelling unit building to be converted to a five dwelling unit building located at 3320 W. Irving Park Road.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish one off-site parking space to serve the existing four-story, four dwelling unit building to be converted to a five dwelling unit building located at 3320 W. Irving Park Road; this special use is related to the special use approved in Cal. No. 119-21-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated September 30, 2020, prepared by Michael J. Leary Architect.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Lakeview Beer Wine & Spirits Inc.

CAL NO.: 123-21-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3221 N. Broadway

NATURE OF REQUEST: Application for a special use to establish a liquor store.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

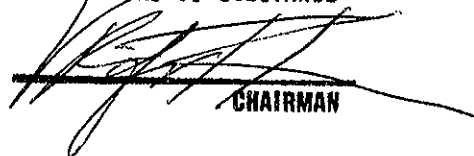
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a liquor store; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Lakeview Beer Wine & Spirits Inc., and the development is consistent with the design and layout of the plans and drawings dated March 18, 2021, prepared by Rendex Design.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: LM Catering, LLC

CAL NO.: 124-21-S

APPEARANCE FOR: Elizabeth Santis

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 327 N. Bell Avenue

NATURE OF REQUEST: Application for a special use to establish a small venue (1-149 occupancy) located on the second floor only within an existing three-story building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a small venue (1-149 occupancy) located on the second floor only within an existing three-story building; a related special use was approved in Cal. No. 125-21-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided: (1) the special use is issued solely to the applicant, LM Catering, LLC, (2) the development is consistent with the design and layout of the plans and drawings dated December 17, 2020, with site plan dated March 11, 2021, prepared by DAAM Architects; and (3) the required parking is provided at 330 N. Leavitt Avenue, pursuant to ZBA #125-21-S.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

Page 36 of 48

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: LM Catering, LLC

CAL NO.: 125-21-S

APPEARANCE FOR: Elizabeth Santis

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 330 N. Leavitt Avenue

NATURE OF REQUEST: Application for a special use to establish an accessory off-site parking lot containing twenty-two parking stalls to serve the proposed small venue use located at 327 N. Bell Avenue.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an accessory off-site parking lot containing twenty-two parking stalls to serve the proposed small venue use located at 327 N. Bell Avenue; a related special use was approved in Cal. No. 124-21-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, LM Catering, LLC and the development is consistent with the design and layout of the plans and drawings dated March 11, 2021, prepared by DAAM Architects.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Thistle & Palm Salon, LLC

CAL NO.: 126-21-S

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1657 W. Division Street

NATURE OF REQUEST: Application for a special use to establish a hair salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune } March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: CIBC Bank USA

CAL NO.: 127-21-S

APPEARANCE FOR: Michael Yip

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3040 W. 111th Street

NATURE OF REQUEST: Application for a special use to expand an existing bank with drive through facility by adding an ATM with drive through facility.

ACTION OF BOARD – Continued to April 16, 2021

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Green Beginnings, LLC

CAL NO.: 128-21-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1376 W. Carroll Avenue

NATURE OF REQUEST: Application for a special use to establish and operate a day care facility in excess of 4,500 square feet but less than 12,000 square feet within an existing two-story building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish and operate a day care facility in excess of 4,500 square feet but less than 12,000 square feet within an existing two-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided: (1) the special use is issued solely to the applicant, Green Beginnings, LLC, (2) the development is consistent with the design and layout of the plans and drawings dated January 28, 2021, with Landscape and Parking Plan dated March 18, 2021, prepared by CBD Architects; and (3) the applicant maintains the required seven parking spaces and four drop off spaces.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19/21

Page 40 of 48

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Fuzzy Urban Tails, LLC

CAL NO.: 420-20-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2608 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use to establish a dog boarding kennel and daycare.

ACTION OF BOARD – Continued to April 16, 2021

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Chicago Egret Badminton, LLC

CAL NO.: 12-21-S

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1936 W. 17th Street

NATURE OF REQUEST: Application for a special use to establish a badminton (sports and recreation participant) facility.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a badminton (sports and recreation participant) facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Chicago Egret Badminton, LLC: the development is consistent with the design and layout of the floor plan dated March 8, 2021 prepared by Obora & Associates; and (3) all the existing rocks lining the public right of way are removed.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19/21

Page 42 of 48

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Govind Associates, LLC

CAL NO.: 33-21-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:

March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3501-05W. Roosevelt / 1200-14 S. St. Louis Avenue

NATURE OF REQUEST: Application for a special use to establish a one-lane drive through to serve a proposed fast-food restaurant.

ACTION OF BOARD – Continued to April 16, 2021

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Canna B Growth, LLC

CAL NO.: 37-21-S

APPEARANCE FOR: Charlotte Hoffman

MINUTES OF MEETING:

March 19, 2021

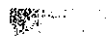
APPEARANCE AGAINST: None

PREMISES AFFECTED: 4411 W. Carroll Street

NATURE OF REQUEST: Application for a special use to establish a cannabis craft grow facility.

ACTION OF BOARD – Continued to April 16, 2021

THE VOTE



APR 19 2021

CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN

ZURICH ESPOSITO

BRIAN H. SANCHEZ

JOLENE SAUL

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Canna B Growth, LLC

CAL NO.: 38-21-S

APPEARANCE FOR: Charlotte Hoffman

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4411 W. Carroll Street

NATURE OF REQUEST: Application for a special use to establish a cannabis processor facility.

ACTION OF BOARD – Continued to April 16, 2021

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Just Us Salon
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None

CAL NO.: 43-21-S

MINUTES OF MEETING:
March 19, 2021

PREMISES AFFECTED: 4056 W. Division Street

NATURE OF REQUEST: Application for a special use to establish a hair salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

APR 19 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 4/19/21

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Real Vet West Loop, LLC

CAL NO.: 60-21-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
March 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 451-57 N. Elizabeth Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the minimum required 12' to zero, rear setback from 30' to 12' for a proposed three-story veterinary, animal boarding and day care establishment with basement and seventeen car parking lot.

ACTION OF BOARD – Continued to April 16, 2021

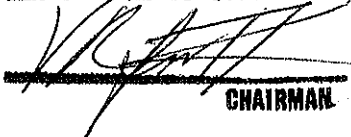
THE VOTE

APR 10 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN